

FOR SALE

55 SINCLAIR AVE, UNIT 8,
GEORGETOWN

1,380 SQ. FT. INDUSTRIAL UNIT IN CENTRAL GEORGETOWN



UNIT SIZE
1,380 Sq. Ft.



HIGHWAY 401
±10 Minutes



SHIPPING
1 DRIVE IN DOOR



CLEAR HEIGHT
14'



ZONING
EMP-1



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*Sales Representative

DETAILS

55 SINCLAIR AVE, UNIT 8,
GEORGETOWN



AT A GLANCE

LOCATION	55 SINCLAIR AVE, UNIT 8, GEORGETOWN
SIZE	1,380 Sq. Ft.
SHIPPING	1 Drive In Door
CLEAR HEIGHT	14'
CONDO FEES	\$519.80 / Month
T.M.I OR TAXES	2026 Property Taxes - \$4,567.08
SELLING PRICE	\$795,000

PROPERTY HIGHLIGHTS

- Excellent opportunity for small business owners currently renting to get into the market, great location near Georgetown's busy Guelph St. corridor.
- 1,380 total square feet, totally renovated includes a kitchenette and washroom, new coated epoxy floor.
- EMP-1 Zoning permits a wide range of Industrial, Professional Office and Commercial uses.
- Quick access to Hwy 401 at the Trafalgar Rd interchange & Winston Churchill Blvd.

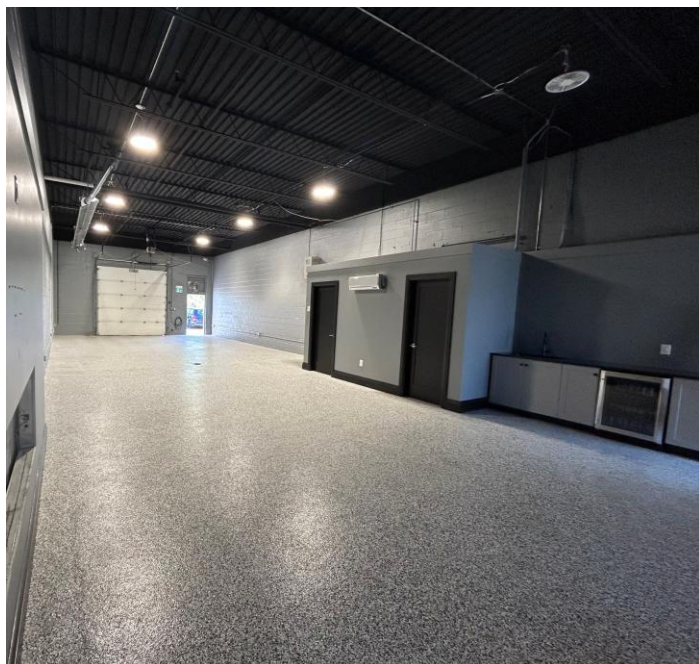
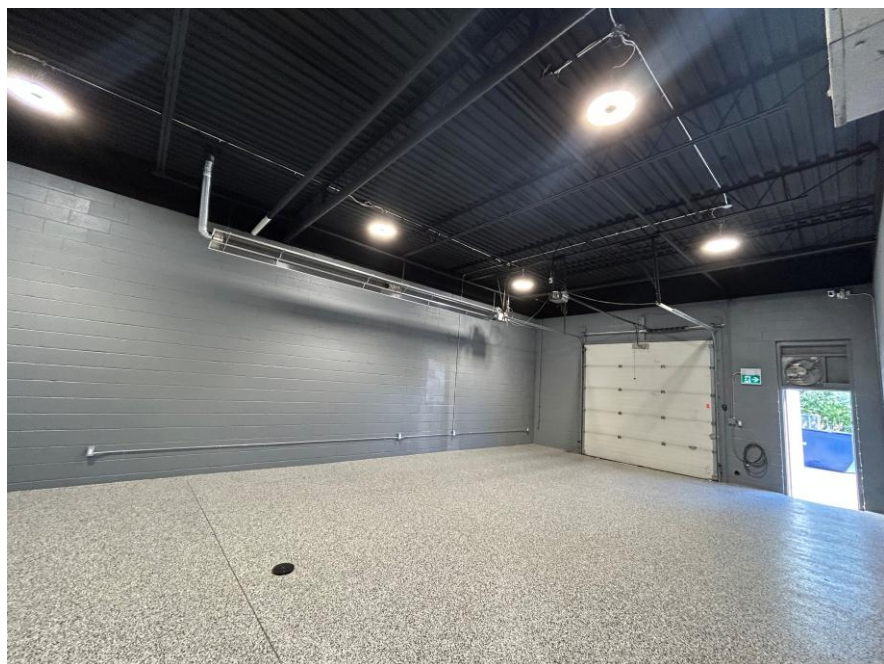
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PHOTOS

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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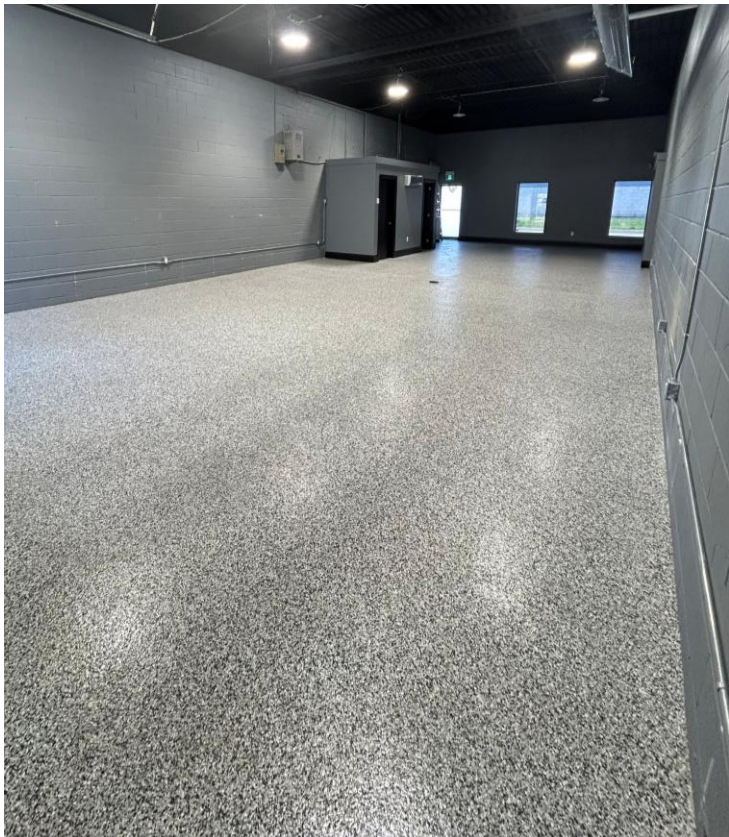
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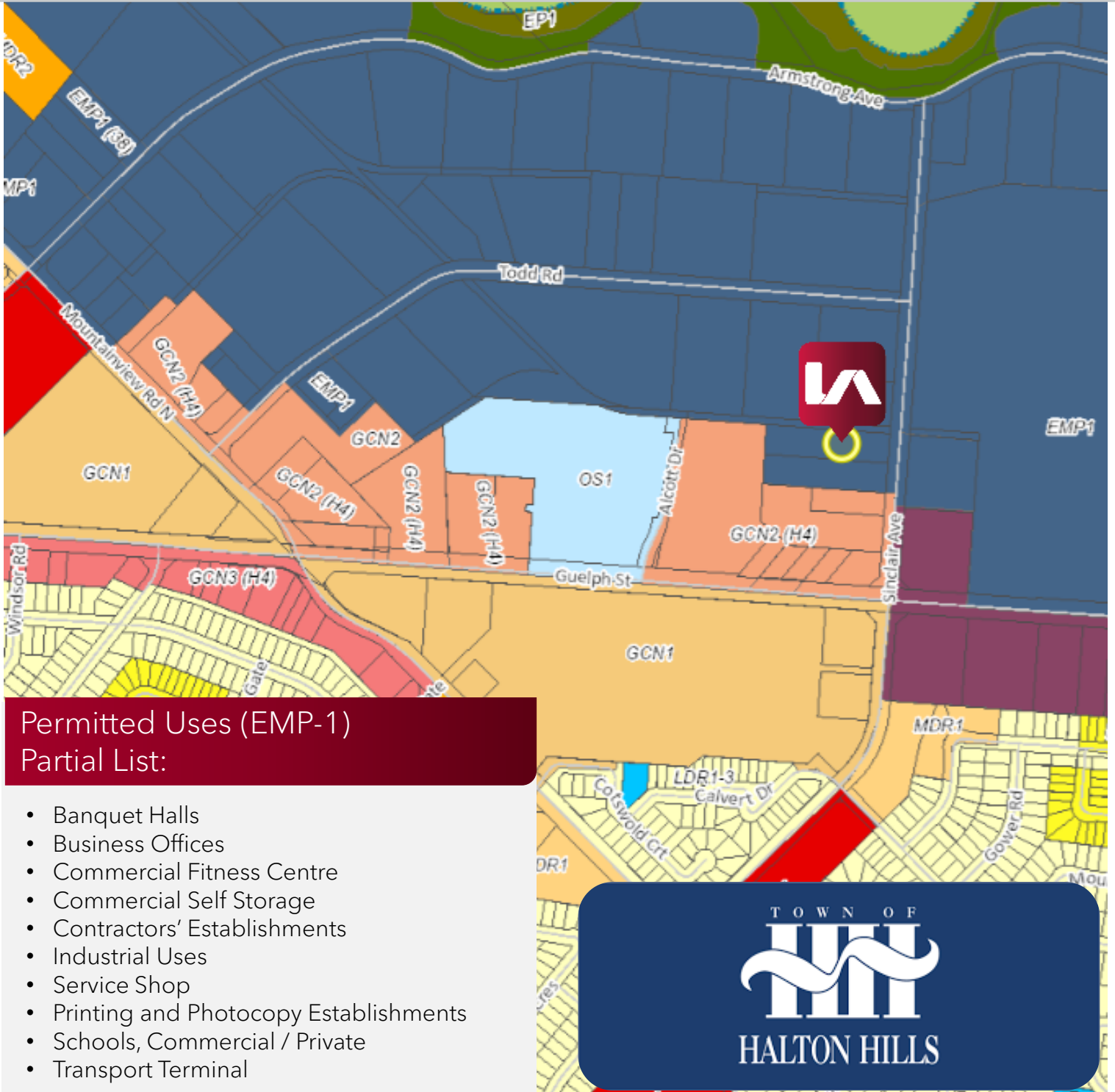
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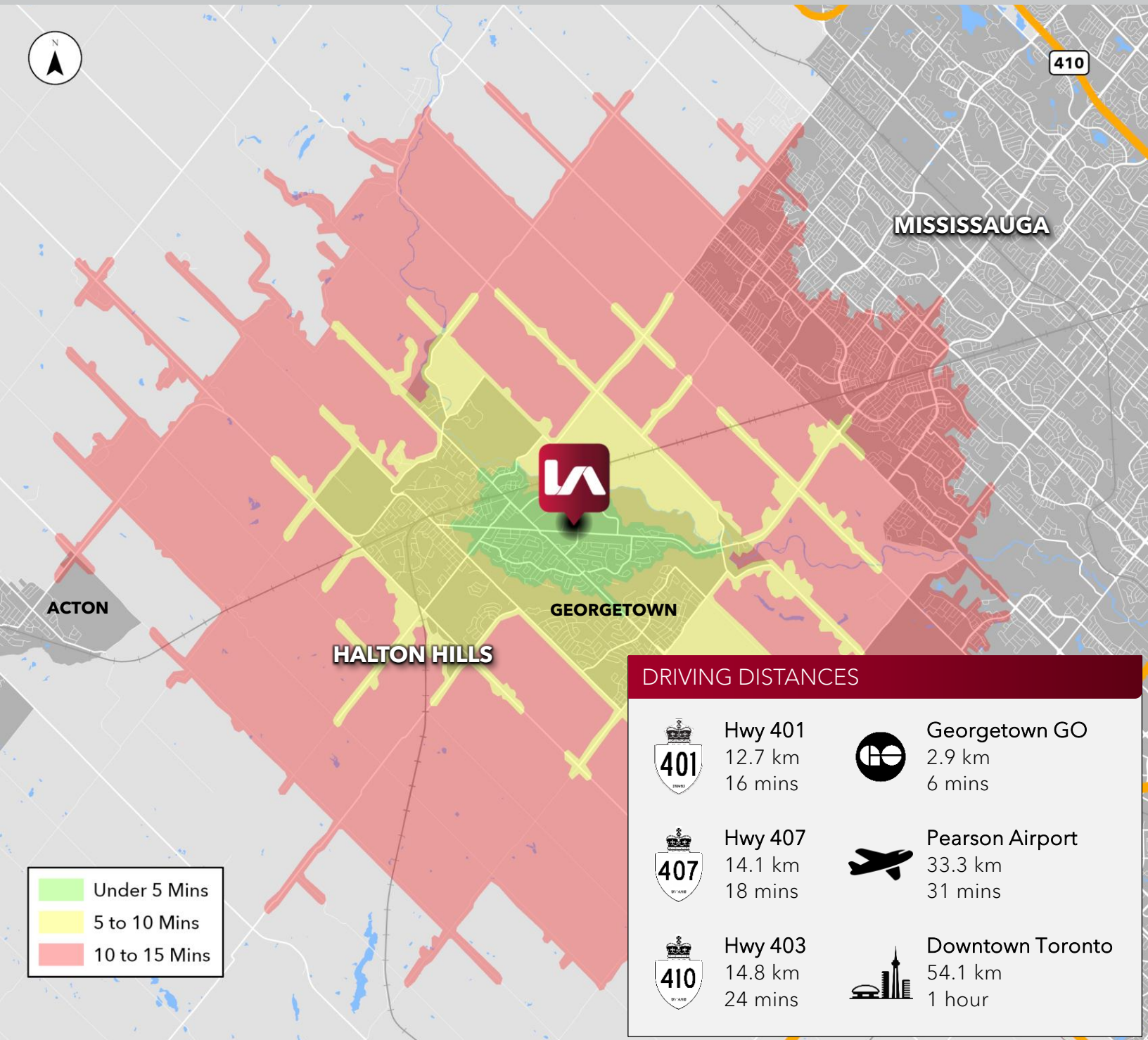


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